

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MICHAEL A. OLSON, SPA 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to amend SP 2013-SU-047 previously approved to permit reduction in certain yard requirements to permit construction of addition 5.1 ft. from a side lot line such that side yards total 17.1 ft. to permit site modifications, to permit construction of addition 5.0 ft. from a side lot line such that side yards total 17.0 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 53-2 ((3)) 283. Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 4, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. The Board has a staff recommendation of approval and adopts the rationale in the staff report.
3. This is a very slight change from what was previously approved. The impact from the change would be imperceptible.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (479 square feet and 10.9 feet in height), as shown on the "Plat, Showing the Improvements on Lot 283, Section Five, Chalet Woods," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., on October 19, 2012, as revised

through August 29, 2014, as submitted with this application and is not transferable to other land.

3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,131 square feet existing + 3,197 square feet (150%) = 5,328 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 5-0. Mr. Byers was not present for the vote. Mr. Smith was absent from the meeting.

A Copy Teste:

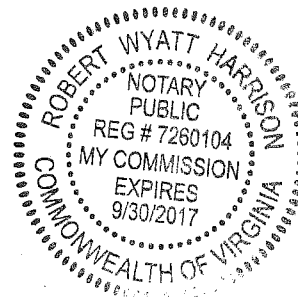
Suzanne Frazier  
Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals

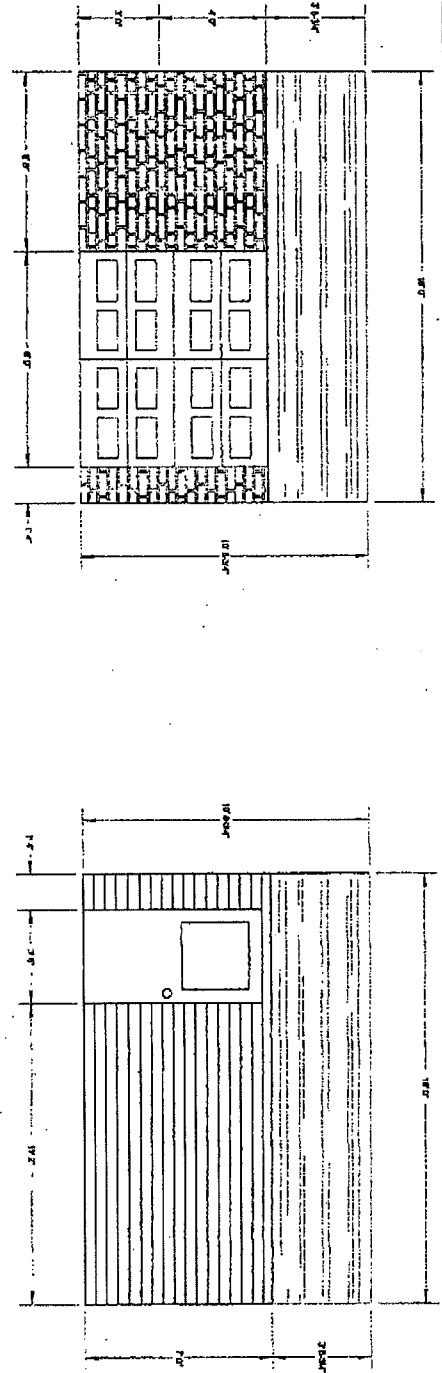
#### ACKNOWLEDGEMENT

COUNTY OF FAIRFAX  
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me this 18 day of February, 2015.

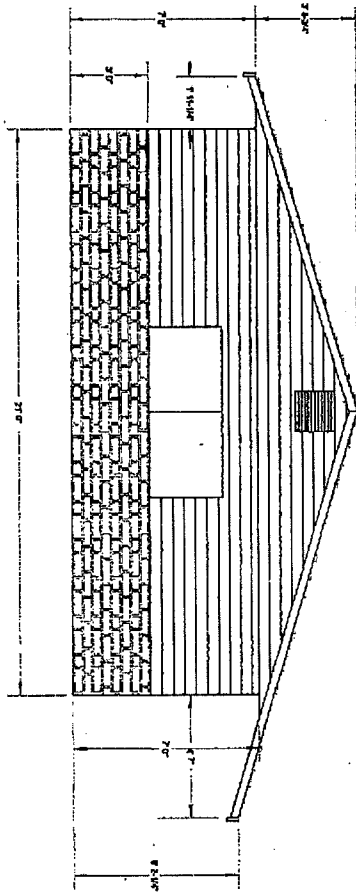
Robert Wyatt Harrison  
Notary Public  
My commission expires: 9-30-2017





FRONT ELEVATION

SIDE ELEVATION



PERSPECTIVE VIEW

NOTES: ALL DIMENSIONS ARE APPROXIMATE. CONSULT DRAWING TO VERIFY DIMENSIONS.

**RECEIVED**  
 Department of Planning & Zoning  
 SEP 04 2014  
 Zoning Evaluation Division

<p><b>CARPORT ENCLOSURE</b></p> <p>Mr. Mike Olson          14725 Cranoke Street          Centreville, VA 20120</p>		<p>DATE: 09/04/2014</p> <p>BY: LAURENCE B. BAKER</p> <p>703-725-4206</p> <p><b>SAIC</b>          An Employee-Owned Company</p>						
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>09/04/2014</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	1	ISSUED FOR PERMIT	09/04/2014	<p>DATE: 09/04/2014</p> <p>BY: LAURENCE B. BAKER</p> <p>703-725-4206</p> <p><b>SAIC</b>          An Employee-Owned Company</p>	<p>DATE: 09/04/2014</p> <p>BY: LAURENCE B. BAKER</p> <p>703-725-4206</p> <p><b>SAIC</b>          An Employee-Owned Company</p>
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